

**M**INUTES OF THE JOINT VERNAL CITY COUNCIL AND UTAH COUNTY COMMISSION SPECIAL MEETING HELD ON FEBRUARY 3, 2015 AT 3:30 P.M. IN THE UTAH COUNTY CONFERENCE ROOM AT 147 EAST MAIN ST, VERNAL, UTAH.

**PRESENT:**

Uintah County: Commissioners Mark Raymond, Mike McKee and Bill Stringer.

Vernal City: Councilmembers JoAnn Cowan, Dave Everett, Bert Clark, Samantha Scott, and Mayor Sonja Norton. Councilmember Ted Munford was excused.

Staff and Guests: Ken Bassett – Vernal City Manager, Roxanne Behunin – Vernal City Deputy Recorder, Derrick Tollefson and Kathy Wheadon with Utah State University, Tammy Adams, Terri Mitus, Terri Steinmats with Uintah County Conference Center, Dean Baker with Naples City, Matt Cazier, Mark Watson, Troy Ostler, Kelly Harvey and Kelly Hayes.

**WELCOME:** Commissioner Mike McKee welcomed everyone to the meeting.

**ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING:** *Councilmember Bert Clark moved to acknowledge and approve this special meeting. Commissioner Mark Raymond seconded the motion. The motion passed with Commissioners Raymond, McKee and Stringer, and Councilmembers Cowan, Scott, Clark and Everett and Mayor Norton voting in favor.*

**APPROVAL OF THE MINUTES OF NOVEMBER 24, 2014:** *Councilmember Bert Clark moved to approve the minutes of the November 24, 2014 meeting. Commissioner Mark Raymond seconded the motion. The motion passed with Commissioners Raymond, McKee and Stringer, and Councilmembers Cowan, Scott, Clark and Everett and Mayor Norton voting in favor.*

**UTAH STATE UNIVERSITY MASTER PLAN – DERRICK TOLLEFSON, KATHY WHEADON:** Mr. Derrick Tollefson, representing Utah State University, explained that they have been in the process of developing a master plan for the Uintah Basin Campus. Kathy Wheadon, the consultant for this project, explained that this project includes both the Vernal and Roosevelt campuses with members of the community, students and faculty all being involved to shape the vision for these campuses so the buildings will be functional over the next fifty years. The process includes looking at enrollment projections, student age, site analysis and needs of the community. The initial framework showed a mixed use neighborhood around 2500 West and 500 North in Vernal with the addition of new academic buildings, a tower building, with walkable land along the canal and a regional trail system. The site plan of the campus was shown to the elected officials. The next phase of the master plan is to add more buildings and parking along the roadway, expand Uintah Basin Applied Technology College, and have a “walkable” campus. The final phase will place joint use buildings on a diagonal on the corner and add more green space. Commissioner Raymond stated Mr. Williams, who donated the property, would be delighted to see this plan. There is low density zoning on the property to the

## **MINUTES OF THE JOINT VERNAL CITY COUNCIL AND UTAH COUNTY COMMISSION SPECIAL MEETING HELD ON FEBRUARY 3, 2015**

south so housing could be developed near the campus. Kathy Wheadon acknowledged that the University is not interested in developing student housing on campus. She asked the community leaders what academic programs will help the community growth. Commissioner McKee stated that the projections for this study are low compared to projections by economists who estimated there would be 25,000 new jobs in the Basin over the next 30 years. Kathy Wheadon stated this study was balanced with the Governor's office study, and that is one of the reasons this plan does not have specific time frames for development. Commissioner McKee asked what the long-term plans are for the Roosevelt campus. Mr. Tollefson stated they are looking at the same type of plan utilizing a smaller space. Commissioner Raymond stated that the student population provides a needed work force to fill part-time jobs in the community. Councilmember Cowan stated she would like to see higher education partner with the School District to train students to become teachers. Mr. Tollefson stated they have a teaching lab prototype in Logan that can be used as a template to develop that program in the Basin. Commissioner McKee noted that the University does not want to deal with student housing, so there may need to be a community plan to provide housing for students. Ken Bassett explained that this area has more non-traditional students who still need affordable housing. Commissioner McKee suggested the community let the University know they are in favor of student housing. *After further discussion, Mayor Sonja Norton moved to write a letter of support for housing on the USU campus and partner with other entities to provide affordable housing for students. Commissioner Mark Raymond seconded the motion. The motion passed with Uintah County Commissioners Raymond, McKee and Stringer, and Vernal City Councilmembers Everett, Clark, Scott, and Mayor Norton voting in favor. Councilmember Cowan abstained. The motion passed with a majority vote.*

### **INTRODUCTION OF NEW DIRECTOR AND STAFF FOR UTAH COUNTY CONVENTION CENTER – COMMISSIONER MCKEE:**

Commissioner McKee introduced Terri Steinmats, Terri Mitus and Tammy Adams, the new management and marketing team for the Uintah County Convention Center. Terri Steinmats explained that she has been involved with the hospitality industry for the past 30 years, working for several large hotel chains and is looking forward to working in Vernal. The hope is to capitalize on the wide variety of national, regional and local businesses involved in the oil and gas industry. Terri Mitus stated that she has 13 years' experience managing special events, and previously work at the Golden Spike event center. Tammie Adams stated she has run her own restaurant for over 15 years in Vernal and will be involved with providing conference services. The elected officials welcomed them to Vernal. Terri Steinmats presented a picture of the floor plan for the conference center. She explained that they have started the marketing plan and have contracted with a professional ad agency to produce brochures and other marketing material. Ken Bassett asked if the food and drinks will be exclusive to the center. Terri Steinmats stated they will have an on-premise banquet and alcohol license, and will only allow outside ceremonial pieces such as a wedding cakes.

**AIRPORT UPDATE:** Commissioner McKee explained that the the City and the County need to make a recommendation to the FAA on which carrier they prefer to provide the essential air service to Vernal. Kelly Harvey stated that the FAA would not grant an exemption to SkyWest to use their C2 jet so they are no longer interested in providing this service until a larger jet is allowed. The two airlines that submitted bids are Great Lakes Airlines and Boutique Air. Councilmember Clark asked where these airlines will fly to from Vernal. Kelly Harvey stated

## **MINUTES OF THE JOINT VERNAL CITY COUNCIL AND UTAH COUNTY COMMISSION SPECIAL MEETING HELD ON FEBRUARY 3, 2015**

they will fly to Denver. Commissioner McKee stated that flying to Denver fits the needs of the oil and gas industry, although transportation to Salt Lake City is also valuable. One item that is critical is reliable service. There was some discussion regarding the service provided by Great Lakes Airlines. Kelly Harvey stated the contract needs to have an incentive to provide good service. Kelly Harvey stated that Great Lakes Airline is proposing to bring in Brasilia aircraft. A meeting has been set up with them on the 12<sup>th</sup> to discuss concerns and problems which occurred when they had the contract before. After further discussion, *Councilmember JoAnn Cowan moved to support recommending Great Lakes as the essential air service provided for Vernal. Commissioner Mike McKee seconded the motion. The motion passed with Uintah County Commissioners Raymond, McKee and Stringer, and Vernal City Councilmembers Everett, Clark, Scott, Cowan and Mayor Norton voting in favor for a unanimous vote.*

**TERMINAL BUILDING:** Commissioner Mark Raymond explained that the County is considering submitting an application for funding to the Community Impact Board for a new terminal building. The hope is to receive a \$4 million dollar grant and a \$4 million dollar loan to build a full service terminal with food services. The Commission has also submitted a letter to the Transportation District to consider paying the loan payment, and move the airport to the Transportation District to manage. Mayor Norton asked when the terminal will be built if the funding goes as planned. Commissioner Raymond stated that construction could begin in the fall. Ken Bassett asked when the funding application will be considered by the Community Impact Board. Commissioner McKee answered it is scheduled for May. Commissioner Raymond stated that the Airport Advisory Board will be disbanded, and the Special Transportation District Board will oversee the airport.

### **STORM WATER PLAN:**

Troy Ostler explained that a storm water plan was completed in 2008, and the cost to implement the entire plan was overwhelming. \$3 million dollars has been spent over the last six years to upgrade culverts and repair bridges, and the plan is also being used to engineer stream crossings. No large projects have been done so far; however, it has been discussed to move forward by hosting a meeting with the cities and irrigation companies to come up with a recommendation on what parts of the plan to finish first. Also, it has been suggested that a document be made available to the Planning Commissions so as development happens, they will consider drainages and flood issues. Commissioner McKee stated that the canal companies have helped prevent flooding although the canals were not installed for flood control. Irrigation practices are changing, and a lot of the smaller canals are being piped so alternate flood control methods will need to be established. Troy Ostler stated that culverts are being upgraded when road projects are tackled with the Special Transportation District being fully supportive of following this storm water plan. The District is a key player along with the canal companies. Michelle Miller stated there may be pre-disaster mitigation grants available to help with storm water issues. Troy Ostler stated the first meeting will be the first part of March, and he will notify everyone quickly so they can put it on their schedules. There was some discussion regarding building in flood plain areas. Mayor Norton noted that the City flood plain map was updated in 2010. Commissioner Stringer stated that with development it affects neighboring properties so the Planning & Zoning has to be firm when it comes to flood plain areas being improved. The elected officials thanked Troy for his report.

**MINUTES OF THE JOINT VERNAL CITY COUNCIL AND UTAH COUNTY  
COMMISSION SPECIAL MEETING HELD ON FEBRUARY 3, 2015**

**OTHER ISSUES:**

Michelle Miller explained that this will be her & her husband Eric's last year with the Dinosaur Roundup Rodeo, and thanked everyone for supporting them and the rodeo the last twenty years. Councilmember Cowan thanked Michelle for her service and noted that the rodeo is the flagship for the summer activities in Vernal. Eric Miller stated that without the support from the City and County the rodeo could not happen. All the elected officials thanked the Miller's for their dedicated service to the community.

**ADJOURN:** There being no further business, *Councilmember JoAnn Cowan moved to adjourn. Commissioner Bill Stringer seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

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Ken Bassett, City Recorder